

City of Lowell

Zoning Board of Appeals

Agenda



5/31/2018 at 6:30 PM
City Hall, City Council Chambers, 2nd Floor
375 Merrimack Street, Lowell MA 01852

Notice is hereby given that the City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 5/31/2018 at 6:30 PM as follows:

Any person with an interest in this case is invited to attend this public hearing held in the City Council Chambers at City Hall, 2nd Floor, 375 Merrimack Street, Lowell MA 01852.

Application, plans, and submitted documentation are available for review at the Division of Development Services during normal City Hall Hours in Rm. 51.

I. Continued Business

ZB-2018-14

Petition Type: Variance(s)

Applicant: Tran Realty Corporation

Re Property Located at: 484 Merrimack Street 01854

Applicable Zoning Bylaws: Sections 6.1.4(4)c and 6.1.10

Petition: The applicant is seeking Special Permit approval from the Planning Board and Variance Approval from the Zoning Board to add a ground floor restaurant and 15 residential dwelling units to an existing building at 484 Merrimack Street. The building is located in the Urban Mixed Use (UMU) zoning district and requires Special Permit approval from the Planning Board under Section 6.1.6 for a 50% reduction in the residential parking requirement and under Article 12 Table of Uses: Section 12.1.e for the proposed residential units, Variance approval from the Zoning Board under Section 6.1.4(4)c for off-street restaurant parking and under Section 6.1.10 for minimum access drive width and minimum setback from the building, as well as for any other relief required under the Lowell Zoning Ordinance.

II. New Business

ZB-2018-15

Petition Type: Variance(s)

Applicant: Winchester Contracting

Re Property Located at: 55 Parker Street 01851

Applicable Zoning Bylaws: Section 5.1

Petition: The applicant is seeking Variance approval at 55 Parker Street. The application proposes to construct a two family dwelling structure without the required land area per dwelling unit pursuant to Section 5.1 of the Lowell Zoning Ordinance and any other relief required. The proposed project is located in the Traditional Two Family (TTF) zoning district.

III. Other Business

Minutes for Approval:

05/14/2018

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New Business to Be Advertised by May 16, 2018 and May 23, 2018

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CITY OF LOWELL
CITY COUNCIL CHAMBERS OFFICE